



Columbia County Planning Commission
Proposed Agenda for December 3, 2015 at 6:00 P.M.
Evans Government Center Auditorium
Evans, Georgia

Planning Commissioners:
Countywide - Jim Cox

District 1 – Chris Noah
Vice-Chairman – Donald Skinner

District 3 – Richard Henderson, Sr.
District 4 – Dewey Galeas

- A. CALL TO ORDER..... Chairman Cox
- B. INVOCATION Chairman Cox
- C. PLEDGE OF ALLEGIANCE Chairman Cox
- D. ROLL CALL / QUORUM Chairman Cox
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Cox
 - 1. November 19, 2015
- F. APPROVAL OF THE AGENDA Chairman Cox
- G. PRESENTATION..... Chairman Cox
- H. DEBATE AGENDA Chairman Cox
- 1. Unfinished Business Chairman Cox
 - a. Rezoning
 - 1. **RZ15-11-01, (Public Hearing)**, Rezone from R-2 (Single-family Residential District) to P-1 (Professional District), Tax Map 073C Parcel 088, 0.429+/- acres, located at 127 Belair Road. *Commission District 2. Staff Assignment Danielle Bolte. (Tabled from the 11/05/15 PC Meeting)*
 - 2. **RZ15-11-13, (Public Hearing)** Rezone from R-1 (Single-family Residential District) to C-2 (General Commercial District), Tax Map 068 Parcel 095, 1.13+/- acres, located at 422 Lewiston Road. *Commission District 2. Staff Assignment Danielle Bolte. (Tabled from the 11/19/15 PC Meeting)*
 - 3. **RZ15-11-14, (Public Hearing)** Rezone from R-1 (Single-family Residential District) to C-2 (General Commercial District), Tax Map 068 Parcel 054, 1.13+/- acres, located at 426 Lewiston Road. *Commission District 2. Staff Assignment Danielle Bolte. (Tabled from the 11/19/15 PC Meeting)*
 - b. Variance
 - 1. **VA15-05-02, (Public Hearing)**, Variance to Section 90-135 *Increase the Permitted Structure and Sign Face Area*, Tax Map 072 Parcel 224, 1.26+/- acres, located at 4403 Washington Road. *Commission District 1. Staff Assignment, Danielle Bolte. (Tabled from the 08/06/15 PC Meeting)*
 - 2. **VA15-05-03, (Public Hearing)**, Variance to Section 90-135, *Increase the Permitted Structure and Sign Face Area*, Tax Map 078 Parcel 060B, 0.90+/- acres, located at 695 Fury's Ferry Road. *Commission District 1. Staff Assignment, Danielle Bolte. (Tabled from the 08/06/15 PC Meeting)*
- 2. New Business Chairman Cox
 - a. Conceptual Plan

1. **Lynnwood Drive Subdivision**, located off Lynnwood Drive, zoned R-3 (Single Family Residential), 26 lots, 6.92 +/- acres, Tax Map 082F Parcels 016, 080, 081, 082, 083, 084, and 085. *Commission District 2. Staff Assignment, Andrew Strickland.*

b. Preliminary Plat
1. None

c. Final Plat
1. None

d. Rezoning
1. **RZ15-12-01, (Public Hearing)** Rezone from P-1 (Professional District) to R-2 (Single-family Residential District), Tax Map 077A Parcel 023, 0.57 +/- acres, located at 516 Old Evans Road. *Commission District 1. Staff Assignment, Danielle Bolte.*

e. Plan Revision
1. **RZ15-12-02, (Public Hearing)** Major PUD (Planned Unit Development) Revision, Tax Map 072A Parcel 354, 1.31 +/- acres, located at 1201 Town Park Lane. *Commission District 3. Staff Assignment, Danielle Bolte.*
2. **RZ15-12-03, (Public Hearing)** Minor S-1 (Special District) Revision, Tax Map 081A Parcel 028A, 3.22 +/- acres, located at 3804 Evans to Locks Road. *Commission District 1. Staff Assignment, Danielle Bolte.*

f. Variance / Variation
1. **VA15-12-01, (Public Hearing)** Variation to Section 90-96 *Evans Town Center Overlay District, to Permit Wooden Fencing*, Tax Map 077A Parcel 097, 0.539 +/- acres, located at 4277-D Washington Road. *Commission District 2. Staff Assignment, Danielle Bolte.*
2. **VA15-12-02, (Public Hearing)** Variation to Section 90-99 *Corridor Protection Overlay District, Architectural Variation*, Tax Map 079 Parcel 099B, 8.42 +/- acres, located at 1010 Ann Taylor Boulevard. *Commission District 2. Staff Assignment, Danielle Bolte.*

g. Items Added (which need immediate action or have not gone before Committee)
1. None

I. LEGAL MATTERS County Attorney Driver
1. None

J. STAFF AND COMMISSIONER COMMENTS Chairman Cox
1. None

K. PUBLIC COMMENTS AND PARTICIPATION Chairman Cox

The next scheduled Planning Commission meeting is January 7, 2016 at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



REZONING

November 5, 2015
Tabled to December 3, 2015

FILE : RZ15-11-01

R-2 to P-1

Property Information	
Tax Map/Parcel ID	Tax Map 073C Parcel 088
Address/Location	127 North Belair Road
Acreage (+/-)	0.429 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Use	Vacant Residential
Request	P-1 (Professional)
Commission District	District 2 (Allen)
Recommendation	Disapproval

Summary and Recommendation

This item was tabled from the November 5 meeting to allow the applicants time to submit for variances since the lot is nonconforming on setbacks for both its current and proposed use and will be nonconforming on buffers and parking if rezoned. No variance requests have been submitted; staff has contacted the applicants regarding the necessary variances, and has not received a response.

Owner and applicant Ron Janelle requests a rezoning of one parcel (Tax Map 073C Parcel 088), 0.429 +/- acres located at 127 North Belair Road, from R-2 (Single Family Residential) to P-1 (Professional).

The property in question is located on the east side of North Belair Road, north of Columbia Road, within the Belair Road Corridor Protection Overlay District. Immediately adjacent properties are zoned R-2 (Single Family Residential). Parcels on the opposite side of North Belair Road are zoned P-1 (Professional).

The applicant is proposing to rezone the property for use as a temporary secondary office space. At this time, the only traffic anticipated would be at most two employees working out of the office. Parking on the site is very tight, with limited space for maneuvering. The applicant is not proposing any changes to the existing site and would be utilizing the existing building and parking area for the proposed office. While this may be sufficient for the applicant's currently intended use of the site, this area would likely not be adequate for future professional uses. Therefore, although professional uses are generally appropriate in this area, this lot may not be best suited for such a use without combining it with adjacent lots to create a larger parcel with more flexibility in site design.

The site is also nonconforming with portions of the County code. The existing building is closer to Belair Road than the minimum required setback and is too close to the side property line. Ordinarily a professional property would also be required to provide buffers against the adjacent residential



REZONING

November 5, 2015
Tabled to December 3, 2015

FILE : RZ15-11-01

R-2 to P-1

parcels; there is not enough space between the existing building and the property line for the minimum 10 foot structural buffer required to be installed. While the existing building may be maintained in its current form and use, a change of use or zoning would require that these nonconformities be brought up to Code or variances be approved by the County prior to any other approvals taking place. The applicant was informed of the need to apply for the required variances simultaneous with the rezoning request to avoid creating a nonconforming lot in this location prior to the November 5, 2015 Planning Commission meeting, and this request was tabled at that time to allow variance requests to be submitted. No variance requests have been received.

Since the lot is nonconforming and no variances have been submitted, staff recommends **disapproval** the request to rezone one parcel (Tax Map 073C Parcel 088), 0.429 +/- acres located at 127 North Belair Road, from R-2 (Single Family Residential) to P-1 (Professional).

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Engineering:

If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by Columbia County. The site plan must meet the following criteria:

1. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

Fire Marshal:

Changing use requires building to meet current building, fire and accessibility requirements and have a new certificate of occupancy.

Planning:

1. Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.



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R-2 to P-1

2. Parcels in this area are fairly small, and may require creative engineering to develop as professional/commercial parcels in their current form. Development of these parcels for non-residential uses may be made easier by combining adjacent parcels, creating more space for flexibility in design and allowing for fewer curb cuts onto the arterial road.
3. Development of this site as an office will require the site to meet standards for handicap access, including parking,

Stormwater Management:

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the impervious area is increased by 5,000 sq. ft. or more.

Water and Sewer:

The existing building is connected to County water service. A sewer main extension would be required to serve the property with sewer service. The Owner would be responsible for all costs to extend the sewer main.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
This parcel is part of a largely residential area. Nearby properties are zoned professional, and the proposed use is unlikely to harm the residential character of the immediately adjacent properties.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal should not adversely impact adjacent or nearby properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not cause an excessive burden on existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The adopted future land use map shows this area as part of a planned development corridor; however, the map is currently under revision.



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R-2 to P-1

- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The property is currently non-compliant with Code requirements relating to setbacks.

- 7. Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**

The proposal does meet this test.





REZONING

November 19, 2015

Tabled to December 3, 2015

FILE : RZ15-11-13

R-1 to C-2

Property Information	
Tax Map/Parcel ID	068 095
Address/Location	422 Lewiston Road
Acreage (+/-)	1.13 +/-
Current Zoning	R-1 (Single Family Residential)
Existing Use	Residential
Request	C-2 (General Commercial)
Commission District	District 2 (Trey Allen)
Recommendation	Disapproval

Summary and Recommendation

Owners Clifford and Kenya Clark Willey and applicant Matt Mills request a rezoning of one parcel, Tax Map 068 Parcel 095, 1.13 +/- acres located at 422 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).

The property is on the east side of Lewiston Road, north of William Few Parkway, and lies at the entrance to the Autumn Woods subdivision, zoned R-1 (Single Family Residential). The parcels across Lewiston Road recently underwent rezoning to C-2 (General Commercial) (RZ14-10-07) for a new Kroger and commercial outparcels.

This area is designated as low density residential on the currently adopted future land use map; the commercial and industrial node at the Gateway was intended to stop south of this location at the intersection of Lewiston Road and William Few Parkway. Although the recent rezoning of the Kroger development stretched this node slightly further north, the rezoning of additional commercial property at this intersection is not in keeping with the intent of the node and may be premature given the large amount of commercial land available.

Additionally, it has not been the County's policy to zone parcels at the entrances to neighborhoods for intense commercial development, and this parcel will be significantly impacted by the anticipated Lewiston Road widening project.

Staff recommends **disapproval** of the request to rezone one parcel, Tax Map 068 Parcel 095, 1.13 +/- acres located at 422 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).



Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Board of Education:

There may be some impact to the bus routes due to possible congestion but the school system will work around these.

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Fire Marshal:

To comply with applicable fire codes.

Engineering:

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

Planning:

Planning staff is not recommending any less intense zoning district for this location due to the impact of the widening project.

Sheriff:

1. This area has recently experienced large commercial and residential developments. Traffic conditions are now heavy due to those developments. If approved, the proposed project will add to an already congested area. Patrols for traffic enforcement and crime prevention will be needed.
2. Deceleration traffic lane and center turn lane is recommended.

Stormwater Management:

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.



REZONING

November 19, 2015

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FILE : RZ15-11-13

R-1 to C-2

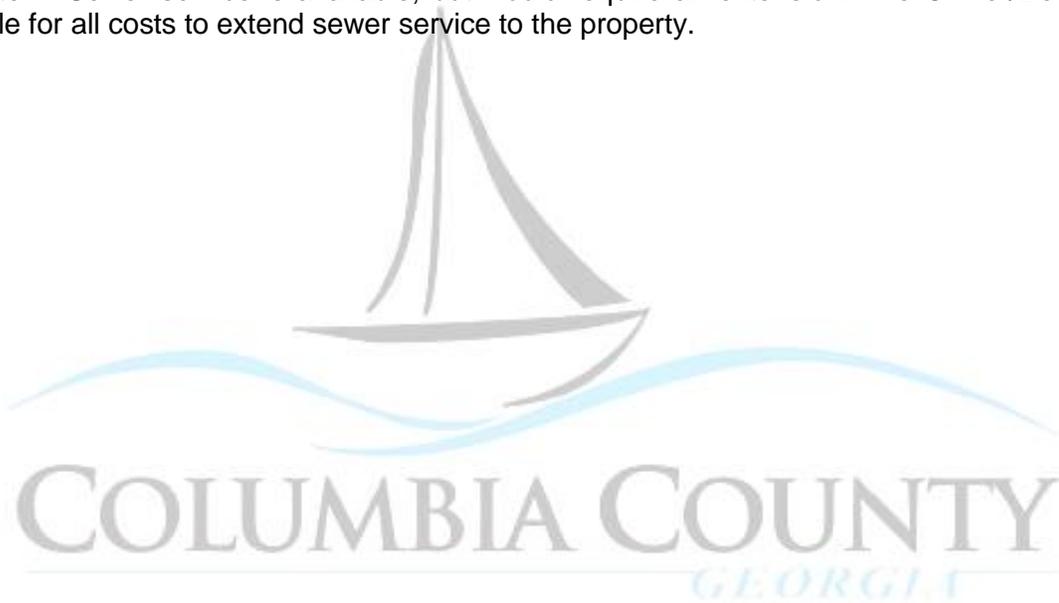
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

Traffic Engineering:

GDOT P.I. No 0008350 approved concept plan identifies both of these parcels as significant impacts to residential properties. Engineering Services does not support a rezoning to a higher use until the required ROW has been acquired by Columbia County.

Water and Sewer:

Water is available from Lewiston Road or Autumn Trail. The current residence is connected to the water system. Sewer service is available, but would require an extension. The Owner/Developer is responsible for all costs to extend sewer service to the property.





Criteria for Evaluation of Rezoning Proposal

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Adjacent properties are residential in use, although there is new commercial development going in across the street. Given the small size of the parcel and therefore lack of space for designing buffers, creative parking, etc. that would make commercial development more compatible with residences, the proposed use is not suitable for this location.
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal would likely not impact the use of nearby properties.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal should not excessively burden the existing infrastructure.
- 5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The proposal is not in conformity with the adopted future land use plan, which identifies this area as low density residential. The revision to the adopted plan, currently in process, does identify this parcel as part of the Gateway Activity Center; commercial zoning would be appropriate under this designation.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
The anticipated widening of Lewiston Road will significantly impact this parcel when right of way acquisition commences.
- 7. Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal fails to meet this test.



REZONING

November 19, 2015

Tabled to December 3, 2015

FILE : RZ15-11-14

R-1 to C-2

Property Information	
Tax Map/Parcel ID	068 054
Address/Location	426 Lewiston Road
Acreage (+/-)	1.13 +/-
Current Zoning	R-1 (Single Family Residential)
Existing Use	Residential
Request	C-2 (General Commercial)
Commission District	District 2 (Trey Allen)
Recommendation	Disapproval

Summary and Recommendation

Owners Jodi and Gary Thigpen and applicant Matt Mills request a rezoning of one parcel, Tax Map 068 Parcel 054, 1.13 +/- acres located at 426 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).

The property is on the east side of Lewiston Road, north of William Few Parkway, and lies just south of the entrance to the Autumn Woods subdivision, zoned R-1 (Single Family Residential). The parcels across Lewiston Road recently underwent rezoning to C-2 (General Commercial) (RZ14-10-07) for a new Kroger and commercial outparcels.

This area is designated as low density residential on the currently adopted future land use map; the commercial and industrial node at the Gateway was intended to stop south of this location at the intersection of Lewiston Road and William Few Parkway. Although the recent rezoning of the Kroger development stretched this node slightly further north, the rezoning of additional commercial property at this intersection is not in keeping with the intent of the node and may be premature given the large amount of commercial land available.

Additionally, it has not been the County's policy to zone parcels at the entrances to neighborhoods for intense commercial development, and this parcel will be significantly impacted by the anticipated Lewiston Road widening project.

Staff recommends **disapproval** of the request to rezone one parcel, Tax Map 068 Parcel 054, 1.13 +/- acres located at 426 Lewiston Road, from R-1 (Single Family Residential) to C-2 (General Commercial).



Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Board of Education:

There may be some impact to the bus routes due to possible congestion but the school system will work around these.

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Fire Marshal:

To comply with applicable fire codes.

Engineering:

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

Planning:

Planning staff is not recommending any less intense zoning district for this location due to the impact of the widening project.

Sheriff:

1. This area has recently experienced large commercial and residential developments. Traffic conditions are now heavy due to those developments. If approved, the proposed project will add to an already congested area. Patrols for traffic enforcement and crime prevention will be needed.
2. Deceleration traffic lane and center turn lane is recommended.

Stormwater Management:

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.



REZONING

November 19, 2015

Tabled to December 3, 2015

FILE : RZ15-11-14

R-1 to C-2

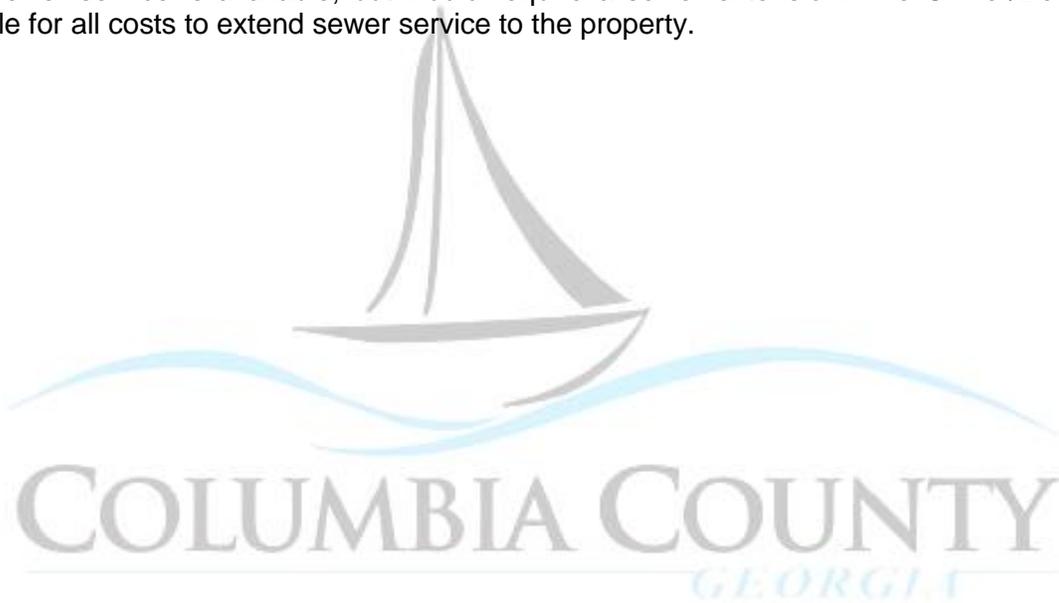
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

Traffic Engineering:

GDOT P.I. No 0008350 approved concept plan identifies both of these parcels as significant impacts to residential properties. Engineering Services does not support a rezoning to a higher use until the required ROW has been acquired by Columbia County.

Water and Sewer:

Water service is available on Lewiston Road. The current residence is connected to the water system. Sewer service is available, but would require a sewer extension. The Owner/Developer is responsible for all costs to extend sewer service to the property.



Criteria for Evaluation of Rezoning Proposal

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Adjacent properties are residential in use, although there is new commercial development going in across the street. Given the small size of the parcel and therefore lack of space for designing buffers, creative parking, etc. that would make commercial development more compatible with residences, the proposed use is not suitable for this location.
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal would likely not impact the use of nearby properties.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal should not excessively burden the existing infrastructure.
- 5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The proposal is not in conformity with the adopted future land use plan, which identifies this area as low density residential. The revision to the adopted plan, currently in process, does identify this parcel as part of the Gateway Activity Center; commercial zoning would be appropriate under this designation.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
The anticipated widening of Lewiston Road will significantly impact this parcel when right of way acquisition commences.
- 7. Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal fails to meet this test.



VARIANCE

May 7, 2015
Tabled to August 6, 2015
Tabled to December 3, 2015

FILE: VA15-05-02

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 072 Parcel 224
Address/Location	4403 Washington Road
Acreage (+/-)	1.26 +/- acres
Current Zoning	C-2 (General Commercial)
Existing Use	Gas Station/Restaurant
Request	Variance from Section 90-135 Signs
Commission District	District 1 (Doug Duncan)
Recommendation	Approval with Conditions

Executive Summary:

Applicant AAA Sign Co., Inc., and owner Circle K Stores Inc. request a variance from Section 90-135 Signs for the 1.26 +/- acre parcel (Tax Map 072 Parcel 224) located at 4403 Washington Road to increase the sign area and the sign face area.

The parcel in question is located on the north side of Washington Road in the Evans Town Center Overlay District. Surrounding properties are all zoned C-2 (General Commercial).

The applicant is proposing to replace one of the two signs on the property. The existing double pole sign on the corner of Washington Road and Faircloth drive would be replaced with a monument style sign with masonry base. The proposed new sign is a total of 111 square feet, with 96 square feet of sign face.

County code permits signs in C-2 districts in Evans Town Center to be a maximum of 110 square feet with a sign face of 60 square feet. The proposed sign exceeds the total sign area by 1 square foot and the sign face area by 36 square feet.

The property in question has an existing second sign that will not be replaced as well as an existing billboard. Since the property in question does have two road frontages, two signs are permitted. However, billboards are not permitted to be constructed or maintained in Evans Town Center. If the variance is approved, staff would recommend requiring the removal of the existing billboard as a condition of the approval. If this condition is not amenable to the applicant, then staff would recommend disapproval of the variance request.



VARIANCE

May 7, 2015
Tabled to August 6, 2015
Tabled to December 3, 2015

FILE: VA15-05-02

Variance

Staff recommends **approval with conditions** of the request for a variance from Section 90-135 *Signs* for the 1.26 +/- acre parcel (Tax Map 072 Parcel 224) located at 4403 Washington Road to increase the sign area and the sign face area.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

The existing billboard must be removed prior to the issuance of a sign permit for the new freestanding sign.

Water and Sewer:

The new sign must be outside of the easement area.

Comments:

Board of Education:

This has no impact on the school system.

School Zone Information:

- Elementary – River Ridge Elementary
- Middle – Riverside Middle
- High – Lakeside High

Commercial properties being built create high volumes of traffic which impact bus routes during morning and afternoon drop off.

Building Standards:

1. Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.
2. Sign must be installed minimum 5' outside Columbia County and DOT R/W

Fire Marshal:

To comply with applicable fire codes.

Water and Sewer:

There is an existing water main and utility easement at the location of the proposed sign, as shown on the site plan exhibit.



VARIANCE

May 7, 2015

Tabled to August 6, 2015

Tabled to December 3, 2015

FILE: VA15-05-02

Variance

Criteria for Evaluation of Variance Proposal:

- 1. There are special circumstances or conditions unique to the property that do not generally apply to the district.**
There are no special circumstances or conditions unique to this property.
- 2. The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of the intended use of the land.
- 3. Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
There are no conditions peculiar to this site that prevent strict application of the sign code.
- 4. If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal would not be physically injurious to the neighborhood.
- 5. In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant has not met this burden.
- 6. When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
- 7. Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



VARIANCE

May 7, 2015
Tabled to August 6, 2015
Tabled to December 3, 2015

FILE: VA15-05-03

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 078 Parcel 060B
Address/Location	695 Furys Ferry Road
Acreage (+/-)	0.9 +/- acres
Current Zoning	C-1 (Neighborhood Commercial)
Existing Use	Gas Station/Convenience Store
Request	Variance from Section 90-135 Signs
Commission District	District 1 (Doug Duncan)
Recommendation	Disapproval

Executive Summary:

Applicant AAA Sign Co., Inc., and owner Eastmoor Acres Realty Co., Inc., request a variance from Section 90-135 *Signs* for the 0.9 +/- acre parcel (Tax Map 078 Parcel 060B) located at 695 Furys Ferry Road to increase the permitted sign face area.

The parcel in question is located on the northeast corner of the intersection of Evans to Locks Road and Furys Ferry Road. Nearby properties are zoned C-1 (Neighborhood Commercial) and PUD (Planned Unit Development).

There are two existing monument signs on the property that the applicant is proposing to replace with monument style signs with masonry bases. The existing signs are 224 square feet each with 110 square feet of sign face. The new signs as proposed are 59.9 square feet with 50 square feet of sign face.

For C-1 (Neighborhood Commercial) properties in the Community Sign Overlay district, signs are permitted to be a maximum of 60 square feet with 40 square feet of sign face. The applicant's proposed signs meet the overall sign area requirements but exceed the permitted sign face area by 10 square feet. The applicants have not provided sufficient justification for the granting of the variance.

Staff recommends **disapproval** of the request for a variance from Section 90-135 *Signs* for the 0.9 +/- acre parcel (Tax Map 078 Parcel 060B) located at 695 Furys Ferry Road to increase the permitted sign face area.



VARIANCE

May 7, 2015
Tabled to August 6, 2015
Tabled to December 3, 2015

FILE: VA15-05-03

Variance

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Water Utility:

The sign on Furys Ferry Road shall not be located within the existing 20' utility easement.

Comments:

Board of Education:

School Zone Information:

Elementary – Stevens Creek Elementary

Middle – Stallings Island Middle

High – Lakeside High

This will not impact the school system.

Building Standards:

1. Ensure all applicable codes provided by the International Building Code and National Electrical Code are met.
2. Sign's must be installed minimum 5' outside Columbia County and DOT R/W

Fire Marshal:

To comply with applicable fire codes.

Water Utility:

Water Utility has an existing sanitary sewer main near the location of the sign on Furys ferry Road.



VARIANCE

May 7, 2015
Tabled to August 6, 2015
Tabled to December 3, 2015

FILE: VA15-05-03

Variance

Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
There are no circumstances or conditions unique to the property.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of the intended use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
There are no conditions peculiar to this site that would prohibit strict adherence to the Code.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal would not be physically injurious to the neighborhood.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant has not met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



CONCEPTUAL PLAN

LYNNWOOD DRIVE SUBDIVISION

Property Information

Subdivision Name	Lynnwood Drive Subdivision
Location/address	Off Lynnwood Drive
Tax Map / Parcel	Tax Map 082F Parcels 016, 080, 081, 082, 083, 084, 085
Total Acreage	6.92 acres
Number of lots/units	26
Zoning	R-3 (Single Family Residential)
Owner/Developer	JHT Properties, LLC
Commission District	District 2 (Allen)
Recommendation	Approval

Summary and Recommendation

Applicant JHT Properties, LLC, has submitted for approval a conceptual site plan for a single family subdivision located off Lynnwood Drive. The site includes seven parcels, Tax Map 082F Parcels 016, 080, 081, 082, 083, 084, 085, 6.92 +/- acres.

The plan currently calls for 26 single-family lots organized around two cul-de-sacs; it may be beneficial to consider connecting the two into a loop road for traffic flow. Lynnwood Drive provides access to both Old Petersburg Road and Martinez Boulevard, via Columbia Drive, through the adjacent Westwood Heights subdivision, which is also R-3. There is no open space proposed within the development, and since this property was zoned R-3 prior to 2012, there is no open space required by County code within the subdivision.

The subdivision will include sidewalks on both sides of all roadways and the planting of 3, 2 inch caliper trees per lot. The roads themselves will be public and the homes will be connected to public water and sewer service.

There are no state waters or floodplains identified on the plans.

Staff recommends **approval** of the conceptual plan.



CONCEPTUAL PLAN

LYNNWOOD DRIVE SUBDIVISION

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

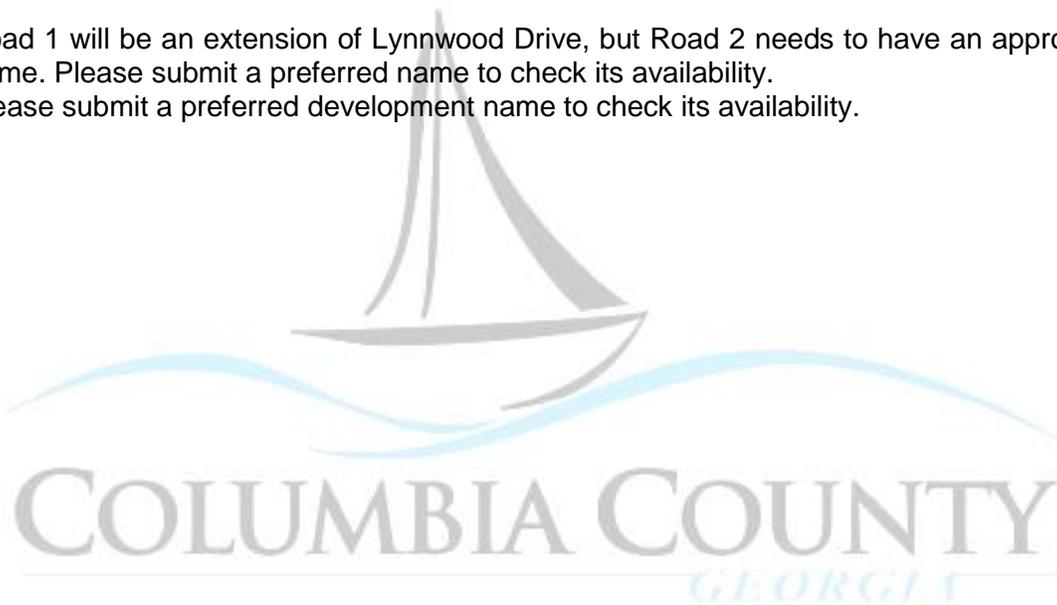
Comments:

Fire Marshal:

To comply with applicable fire codes

GIS:

1. Road 1 will be an extension of Lynnwood Drive, but Road 2 needs to have an approved road name. Please submit a preferred name to check its availability.
2. Please submit a preferred development name to check its availability.





REZONING

December 3, 2015

FILE : RZ15-12-01

P-1 to R-2

Property Information	
Tax Map/Parcel ID	077A 023
Address/Location	516 Old Evans Road
Acreage (+/-)	0.57 +/-
Current Zoning	P-1 (Professional)
Existing Use	Residential
Request	R-2 (Single Family Residential)
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Owner and applicant Jeb Boggus Construction requests the rezoning of one parcel, Tax Map 077A Parcel 023, 0.57 +/- acres located at 516 Old Evans Road, from P-1 (Professional) to R-2 (Single Family Residential).

The parcel is located on the east side of Old Evans Road, near the intersection with Evans Mill Drive. Surrounding properties are zoned R-2 (Single Family Residential).

The existing condition of the property is residential in character, with a single house and storage shed. The property was rezoned to P-1 in 2007 (RZ07-05-03) for a small business selling dance shoes and other dancewear, however no business license was ever issued at this address.

This section of Old Evans Road will become a dead end with the completion of the Riverwatch Parkway extension project and will function as a local street. Residential use is appropriate for this area.

Staff recommends approval of the request to rezone one parcel, Tax Map 077A Parcel 023, 0.57 +/- acres located at 516 Old Evans Road, from P-1 (Professional) to R-2 (Single Family Residential).



REZONING

December 3, 2015

FILE : RZ15-12-01

P-1 to R-2

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Building Standards:

Ensure all applicable codes provided by International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Health Department:

This project should be on county water and sewer, therefore, the Health Department does not need to be contacted prior to advancement of the project and there are no specific comments or conditions.

Fire Marshal:

To comply with applicable fire codes.

Stormwater Management:

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the impervious area is increase by 5,000 sq. ft. or greater.

Water and Sewer:

The current structure is connected to County water and sewer service.



REZONING

December 3, 2015

FILE : RZ15-12-01

P-1 to R-2

Criteria for Evaluation of Rezoning Proposal

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties are all residential in nature. The proposed use is suitable.
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The zoning proposal will not adversely impact the use of surrounding properties.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not excessively burden existing facilities.
- 5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The future land use plan is currently under revision. The current land use plan shows this parcel as medium density residential.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
The Riverwatch Parkway extension project will cause this section of Old Evans Road to be a dead end street. Old Evans will therefore function as a local road, and will be well-suited to residential development.
- 7. Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.



PLAN REVISION

December 3, 2015

FILE : RZ15-12-02

Major PUD Revision

Property Information	
Tax Map/Parcel ID	072A 354
Address/Location	1201 Town Park Lane
Acreage (+/-)	1.31 +/-
Current Zoning	PUD (Planned Unit Development)
Existing Use	Vacant
Request	Major Revision to Increase Maximum Setback
Commission District	District 3 (Vacant)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner BAR Holdings, LLC, and applicant Michael W. Carraway request a major revision to the PUD (Planned Unit Development) zoning for one parcel, Tax Map 072A Parcel 354, 1.31 +/- acres located at 1201 Town Park Lane, to increase the maximum front setback from North Belair Road.

This property is part of the Belair Road professional and commercial PUD that lies between North Belair Road and Hereford Farm Road. The parcel in question is the northernmost parcel fronting on North Belair Road and is bounded to the south by Town Park Lane and to the north by Marie Street.

Per the adopted PUD narrative, the front setbacks for buildings within the PUD are to be a minimum of 5 feet and a maximum of 125 feet; this requirement falls in line with the requirements of the Evans Town Center overlay district. The applicant is requesting to increase the maximum setback allowed to 160 feet from the centerline of North Belair Road.

The building at 400 Town Park Boulevard, on the opposite side of the PUD, is constructed over 200 feet from the centerline of Belair Road; however, all of the other buildings in the PUD are constructed to meet the setback requirements. The new building under development at 401 Town Park Boulevard, which will also front on Belair Road, has been located to meet the required setbacks.

The building proposed on this site is three stories. The applicant has submitted that there are topographic concerns that necessitate locating the building further back from North Belair Road. There is a small, fairly steep slope within the right of way of Belair Road, and the remainder of the lot does slope away from Belair Road, with the slope becoming more gradual further back. Locating the building at the front of the lot would place it on the more sloped portion of the lot. While the slope is not unbuildable, locating the building closer to the slope from Belair Road could create some visual disharmony on the site.



Staff recommends **approval with conditions** of the request for a major revision to the PUD (Planned Unit Development) zoning for one parcel, Tax Map 072A Parcel 354, 1.31 +/- acres located at 1201 Town Park Lane, to increase the maximum front setback from North Belair Road.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. All other standards of the PUD, including landscaping, lighting, etc., must be met.
2. The existing street trees on the site must be preserved, outside of the area needed to provide a driveway access to the site.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Engineering:

1. A site plan must be submitted to and approved by Columbia County. All proposed improvements must conform to current county standards or be approved by Variance.
2. Storm water management must meet the requirements of the Georgia Stormwater Design Manual and the Columbia County Stormwater Supplement.
3. If site improvements disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia EPD and Columbia County 14 days prior to land disturbance.
4. The owner will be responsible for repair of all damage caused by construction vehicles.

Fire Marshal:

To comply with applicable fire codes.

Planning:

Conditions supplement but do not eliminate other code requirements which pertain to site development. No additional variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Stormwater Management:

1. Since the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.



3. Stormwater quality will be required.

Criteria for Evaluation of Variance Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
There are no special circumstances or conditions unique to this property. The topography of this lot is not unusual; the road is built up above the original grade, and the remainder of the lot is fairly gently sloped.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of reasonable use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
Strict adherence to the requirements of this chapter would not cause unnecessary hardship to the owner.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal will likely not be physically injurious to the PUD. This determination has been made in part due to the location of this parcel, on the corner of the PUD and bounded by three streets. The same would likely not hold true for other parcels in the PUD.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant has provided a narrative explaining the PUD revision request; the proposal is reasonable.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



REZONING

December 3, 2015

FILE : RZ15-12-03

Minor S-1 Revision

Property Information	
Tax Map/Parcel ID	Tax Map 081A Parcel 028A
Address/Location	3804 Evans to Locks Road
Acreage (+/-)	3.22 +/- acres
Current Zoning	S-1 (Special)
Existing Use	Daycare
Request	Minor Revision
Commission District	District 1 (Duncan)
Recommendation	Approval

Summary and Recommendation

Owner and applicant Oakbrook Country Day Preschool requests a minor revision to their current S-1 (Special) zoning for Tax Map 081A Parcel 028A, 3.22 +/- acres located at 3804 Evans to Locks Road to build an addition to their existing building and expand their parking lot.

The property is located on the south side of Evans to Locks Road, just east of its intersection with Furys Ferry Road, and adjacent to Stevens Creek Elementary School. The parcel was zoned S-1 for the daycare use in 1993 (RZ93-12-05). Adjacent parcels are zoned R-2 (Single Family Residential) to the east (Stevens Creek Elementary) and south (West Lake subdivision), and C-1 (Neighborhood Commercial) to the west, although this property is currently undeveloped.

The applicant is proposing to revise the approved site plan to include an approximately 1200 square foot addition to the rear corner of the building and to add a second parking area to add 18 spaces to the existing 42 spaces on the site. The total number of parking spaces, including the additional 18 spaces, falls within the parking requirements for the use on the site.

The intent is for the second parking area to serve as staff parking, providing easier access to the daycare during drop-off and pick-up times for parents. The planned addition would increase the square footage of the existing building approximately 10 percent. As the addition is fairly small and located well away from property lines, it should not impact the neighbors.

Since the use on the property is being expanded and no variances have been requested, the site would need to be brought fully into compliance with County code, including buffer requirements. The site plan as submitted shows a 20 foot natural buffer along the rear of the property, including nine new trees to be planted to buffer the existing and proposed parking areas from the residential properties to the rear. The existing playground intrudes into the buffer; as part of their narrative, the applicants have requested to retain the existing condition of this buffer, which consists of a fence,



REZONING

December 3, 2015

FILE : RZ15-12-03

Minor S-1 Revision

owned by West Lake. There have been no complaints received by Code Enforcement regarding noise or other issues caused by this lack of buffer, and staff is comfortable approving the applicant's request to retain the existing conditions behind the playground. The buffers on the east and west sides of the property appear to be sufficient to meet code.

Staff recommends **approval** of the minor revision to the current S-1 (Special) zoning for Tax Map 081A Parcel 028A, 3.22 +/- acres located at 3804 Evans to Locks Road to build an addition to their existing building and expand their parking lot.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

Planning:

1. The site plan is currently going through the Plan Review process; any technical concerns will be addressed through these reviews.
2. Conditions supplement but do not eliminate other code requirements which pertain to site development. No variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Stormwater Management:

1. If the site improvements will disturb more than one acre, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required if the impervious area is increase by 5,000 sq. ft. or greater.



REZONING

December 3, 2015

FILE : RZ15-12-03

Minor S-1 Revision

Criteria for Evaluation of Rezoning Proposal

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
The proposed revision is suitable for the development.
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The proposal will not adversely impact adjacent or nearby properties.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not cause an excessive burden on existing facilities.
- 5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The adopted future land use map shows this area as commercial however, the map is currently under revision.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
Staff is not aware of any at this time.
- 7. Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal does not meet this test.



VARIATION

December 3, 2015

FILE : RZ15-12-01

Variation

Property Information	
Tax Map/Parcel ID	077A 097
Address/Location	4277-D Washington Road
Acreage (+/-)	0.539 +/-
Current Zoning	C-2 (General Commercial)
Existing Use	Convenience Store/Gas Station
Request	Variation to Section 90-96 <i>Evans Town Center Overlay District</i>
Commission District	District 2 (Allen)
Recommendation	Disapproval

Summary and Recommendation

Owner Sunny Patel and applicant Guru Darshan, LLC, request a variation to Section 90-96 *Evans Town Center Overlay District* for one parcel, Tax Map 077A Parcel 097, 0.539 +/- acres located at 4277-D Washington Road, to permit a wooden fence.

The parcel is located on the east side of Washington Road and is currently zoned C-2 (General Commercial). Surrounding properties are also zoned C-2, with some R-2 (Single Family Residential) properties to the rear of this property, abutting the new Riverwatch Parkway extension. The residential properties do not directly share a property line with the subject parcel.

The applicant has installed a wooden fence along the northern edge of the existing parking lot. The intent of this fence was to screen the view of the detention pond on the adjacent parcel. The fence was not shown on the approved site plans. The existing fence appears to be well-constructed and coordinates well with the building, however, wood as a fencing material is specifically prohibited in *Evans Town Center*; since the applicant has already installed the fence, he is requesting a variation to permit him to retain it rather than removing the already installed fence and replacing it with a compliant fence.

Staff recommends **disapproval** of the request for a variation from Section 90-96 *Evans Town Center Overlay District* for one parcel, Tax Map 077A Parcel 097, 0.539 +/- acres located at 4277-D Washington Road, to permit a wooden fence.



Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. If approved, the owner must repair and maintain the wood fence in perpetuity. Colors and/or stains must be in accordance with the Evans Town Center requirements. If or when the fence must be replaced, it shall be replaced with a fence that is compliant.
2. Signs, lighting or any other fixtures on the fence are prohibited.

Comments:

Building Standards:

A permit is required if the fence exceeds seven feet in height.

Environmental:

Wetlands and Waters of the U.S. may be present on the property. If wetlands are present on the property, Columbia County strongly encourages that a Jurisdictional Determination be procured from the U.S. Army Corps of Engineers for this project. If any disturbances to the wetlands or waters of the U.S. are proposed, Columbia County will require an approved JD that must be accompanied by correspondence from the U.S. Army Corps of Engineers stating permit coverage has been obtained or permit coverage is not needed.

State Waters are present within 200 feet of the property. There is an established 25-foot buffer from the edge of wretched vegetation along all state waters. Any disturbances to the 25-foot buffer must be approved by the Georgia Environmental Protection Division prior to such disturbance taking place.

Fire Marshal:

To comply with applicable fire codes.

Planning:

Conditions supplement but do not eliminate other code requirements which pertain to site development. No additional variances from Code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.



Criteria for Evaluation of Variation Proposal:

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**
There are no special circumstances or conditions unique to this property.
2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**
Strict application would not deprive the applicant of reasonable use of the land.
3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**
Strict adherence to the requirements of this chapter would not cause unnecessary hardship to the owner. Although he would have to remove the existing fence, staff submits this is not an unnecessary hardship as the existing fence does not meet County code.
4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**
The proposal will likely not be physically injurious to the neighborhood or detrimental to the public welfare.
5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**
The applicant has not met this burden.
6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**
So noted.
7. **Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.**
So noted.



VARIATION

December 3, 2015

FILE : RZ15-12-02

Variation

Property Information	
Tax Map/Parcel ID	079 099B
Address/Location	1010 Ann Taylor Boulevard
Acreage (+/-)	8.42 +/-
Current Zoning	C-2 (General Commercial)
Existing Use	Auto and Truck Sales
Request	Variation to Section 90-99 Corridor Protection Overlay District
Commission District	District 2 (Allen)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner Taylor Family Limited Partnership and applicant Mike Mullan request a variation to Section 90-99 *Corridor Protection Overlay District* for one parcel, Tax Map 079 Parcel 099B, 8.42 +/- acres located at 1010 Ann Taylor Boulevard, to permit additional glass on the front elevation of the building and to allow overhead doors facing Washington Road.

The property is located on the west side of Washington Road in the Washington Road Corridor Protection Overlay District and is currently zoned C-2 (General Commercial). Surrounding properties are zoned C-2, S-1 (Special), and R-2 (Single Family Residential).

The applicants are proposing to expand the existing building on the site, including large expanses of glass along the front of the building and glass roll-up doors. The existing building includes both features, but the expansion of the existing building would ordinarily require that the design be brought into compliance with Code, which limits glass to 25% of the building elevation and no overhead doors. The existing building has 54% glazing; the proposed building will have a similar style with 60% glazing and three roll-up doors facing Washington Road. The expansion of the building will require a variation to allow the design in compliance with the CPOD standards adopted since the construction of the original building.

The proposed building elevation meets the intent of the CPOD in that the design, colors, and materials conform to community standards of good taste and the building elevations are in harmony with each other and the intended use of the building. The building is far enough off the road and the roll-up doors are well-designed so that their orientation towards Washington Road is not a concern.

Staff recommends **approval with conditions** of the request for a variation to Section 90-99 *Corridor Protection Overlay District* for one parcel, Tax Map 079 Parcel 099B, 8.42 +/- acres located at 1010 Ann Taylor Boulevard, to permit glazing up to 60% and three overhead glazed doors on the front elevation of the building.



VARIATION

December 3, 2015

FILE : RZ15-12-02

Variation

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. A maximum of 60 % of glazing is allowed on the front elevation.
2. A maximum of three overhead doors are allowed on the front elevation.

Comments:

Fire Marshal:

To comply with applicable fire codes.

Planning:

Staff is aware the plat is currently being revised so references to parcels are subject to change.

